

Minutes



Planning and Zoning Commission Regular Session

**Council Chamber
101 W. Abram St.**

**December 3, 2014
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on December 3, 2014, at 5:30 p.m. in the Council Chamber at City Hall, 101 West Abram Street, with the meeting being open to the public and notice of said meeting, giving the date, place and subject thereof, having been posted as prescribed by V.T.C.A., Government Code, Chapter 551, with the following members present, to-wit:

Kevin McGlaun	*	Chair
Clete McAlister	*	
Patrick Reilly	*	
Mike Talambas	*	Commissioners
Samuel Smith, III	*	
Ron Smith	*	
Harry Croxton	*	
Larry Fowler	*	
Vera McKissic	*	

Staff:

Jim Parajon	*	Director
		Community Development and Planning
Gincy Thoppil	*	Planning Manager/Development
		Community Development and Planning
Mack Reinwand	*	Assistant City Attorney
Jennifer Pruitt	*	Principal/Development
Nathaniel Barnett	*	Senior Planner/Development
Shon Brooks	*	Senior Planner/Development
Shane Pace	*	Planner/Development
Maria Carbajal	*	Gas Well Coordinator

- I. Called to order by Chair McGlaun at 5:32 p.m.
- II. The Pledge was led by Commissioner Fowler.
- III. Commissioner Croxton moved to Approve the minutes of the November 12, 2014, Special P&Z Meeting. Seconded by Commissioner Smith III, the minutes were approved by a vote of 9-0-0.

APPROVED

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat – Belle Maison Estates – T. H. Watson Survey (Abstract No. 1689) (Zoned Residential Single Family 7.2 [RS7.2]); generally located south of Curt Drive and west of Kelly Perkins Road with the approximate address being 3614 and 3620 Kelly Perkins Road.

Present in support of this Preliminary Plat was Joyce Stanton, 908 West Main Street, 76013.

Present to speak in opposition of this item were John Slover, 3900 Eagle Lake Court, 76016; Hujefa Vora, 3600 Curt Drive, 76016; and Paula Jones, 3700 Curt Drive, 76016.

Also present in opposition of this item were Richard Weber, 2703 Crestmoor Court, 76016; and Kathy Benda, 3708 Curt Drive, 76016.

- B. Replat – J. M. Thomas Addition, Lots 2A2R1A1, 2A2R1A2, and 2A2R1A3 (Zoned Community Commercial [CC]); generally located south of West Turner-Warnell Road and west of Matlock Road with the approximate address of 750 West Turner-Warnell Road.

Present in support of this Replat was John Henderson, 701 Highlander Boulevard, 76015.

Commissioner Croxton moved to Approve Preliminary Plat – Belle Maison Estates and Replat – J. M. Thomas Addition on the Plat Consent Agenda. Seconded by Commissioner Reilly, they were approved by a vote of 9-0-0.

APPROVED

V. PUBLIC HEARING FOR ZONING CASES

- A. Annual Updates to the Unified Development Code
Consider amendments to the "Unified Development Code" Chapter of the Code of the City of Arlington: Article 1, General Provisions regarding the zoning district transitions effective date; Article 2, Zoning Districts regarding the Residential Single-Family-15, Downtown Business, Downtown Neighborhood Overlay, Lamar Collins Mixed-Use Overlay, and Entertainment District Overlay; Article 3 Use Standards regarding "mixed-use development or building", "commercial parking garage", "recreation, indoor (other than listed)", "public or private school", "dwelling, live/work", "accessory building (not listed below)", and "recycling collection center" land uses; Article 5, Design and Development Standards regarding perimeter

streetscape standards, garage standards for single-family and two-family residential dwellings, special parking requirements in the NMU, RMU, DB, DNO, LCMUO, and EDO districts, retaining walls for residential and non-residential development, residential design standards and lot dimensional standards for the Village on the Green at Tierra Verde zoning district, and mixed-use developments in the Entertainment District Overlay, and applicability and site design standards for mixed-up development; Article 6, Subdivision Regulations, regarding standards for cul-de-sacs; and Article 12, Definitions regarding "commercial parking garage", "mixed-use development or building", "recycling collection center", "hotel, boutique", "lateral line", "feeder line", and "service line".

The item was continued to the December 17, 2014, Planning and Zoning Commission Meeting.

CONTINUED

- B. Zoning Case PD14-12
(Harris Place – 2401 West Harris Road)

Application to change the zoning on approximately 12.9 acres from Residential Estate (RE) to Planned Development (PD) for Residential Single-Family 15 (RS-15) uses, with a Development Plan; generally located north of West Harris Road and east of Calender Road.

Present to speak in support of this case were Adlai Pennington, 4110 Surfside Court, 76016; and Ahmad Khammash, 2411 Garden Park Court, 76013.

Present to speak in opposition of this case were Robert Urbanek, 7110 Truver Lane, 76001; Steve Bedison, 7208 Truver Lane, 76001; and Ed Gutierrez, 7202 Truver Lane, 76001.

Also present in opposition to this were Sandra Bedison, 7208 Truver Lane, 76001; and Chris Rodgers, 7200 Truver Lane, 76001.

This case was continued to the December 17, 2014 Planning and Zoning Commission Meeting.

CONTINUED

- C. Zoning Case DP14-15
(Knott's Landing – 2615 Little Road)

Application to change the zoning on approximately 6.664 acres from Residential Single-Family 7.2 (RS-7.2) to Planned

Development (PD) for Residential Single-Family 5 (RS-5) uses, with a Development Plan; generally located south of Arkansas Lane and east of Little Road.

Present to speak in support of this case were Charles Clawson, 6219 Lake Ridge Road, 76016; David Boski, 2624 Castle Road, Burleson, 76028; and Brandee Kelley, 1301 South Bowen Road, #125, 76013.

Also present on support of this case were William Smith, 1506 Creekford Drive, 76016; Gary Knott, 2401 Panorama Court, 76016; Rick Swogger, 7501 Enchanted Bay Boulevard, 76016.

Present to speak in opposition to this case were Richard Weber, 2703 Crestmoor Court, 76016; Kurt Ragon, 2606 Rush Valley Court, 76016; and John Neale, 4504 Little Hollow Court, 76016.

Commissioner Ron Smith moved to Approve Zoning Case DP14-15 with the following stipulations:

- No more than 50% of the garages front facing
- Allow for 6:12 pitched roof on two-story structures

Seconded by Commissioner Croxton, the motion was approved by a vote of 8-0-1.

AYES: McGlaun, McAlister, Croxton, McKissic, Reilly, R. Smith, Fowler, Smith III

NAYS: None

ABSTAIN: Talambas

APPROVED

- D. **CONTINUED (from 11-5-14)** Zoning Case PD14-14
(Champions Park – 1701 and 1703 North Collins Street and 1050 Wet 'N Wild Way)

Application to change the zoning on approximately 13.898 acres, of which the southern half of the property is zoned Entertainment District Overlay-Community Commercial (EDO-CC) and the northern half of the property is unzoned, to Planned Development (PD) for limited Entertainment District Overlay-Community Commercial (EDO-CC) uses, plus bar, farmer's market, open air vending, package liquor store, microbrewery/microdistillery/winery, boutique hotel, parking garage, night club, bowling alley and billiard parlor, with a Development Plan; generally located north of East Interstate 30 Highway and east of North Collins Street.

Per the applicant's request, this case was continued to the December 17, 2014 Planning and Zoning Commission Meeting.

CONTINUED

- E. **CONTINUED (from 11-5-14)** Specific Use Permit SUP09-03R1
(Fannin Farms Drill Site – 2322 Eden Road)

Application to amend a Specific Use Permit (SUP) for gas drilling by establishing the location of a drill zone on approximately 3.680 acres currently zoned Residential Single-Family 7.2 (RS-7.2); generally located west of South Cooper Street and south of Eden Road.


Present to speak in opposition of this case was Jane Lynn, 2403 Havenwood Drive, 76018.

Also present in opposition of this case was Richard Weber, 2703 Crestmoor Court, 76016.

Per the applicant's request, this case was continued to the February 18, 2015 Planning and Zoning Commission Meeting.

CONTINUED

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 7:39 p.m.


Chair

ATTEST:


Secretary to the Commission
APPROVED this 17th day of December 2014